



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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September 20, 2006

IN REPLY PLEASE

REFER TO FILE: **PM-3**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
AWARD AGREEMENT - APPROVE APPROPRIATION ADJUSTMENT
SPECS. 6801; C.P. 86491
SUPERVISORIAL DISTRICT 1
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
DEPARTMENT OF MILITARY AND VETERANS AFFAIRS THAT YOUR BOARD:**

1. Direct the Chief Administrative Office (CAO) to direct the preparation of environmental documentation required under the California Environmental Quality Act (CEQA) and return to your Board with appropriate CEQA findings. Additionally, find that the temporary relocation of tenants to alternative County-owned space is categorically exempt under Class 1 of the State CEQA Guidelines and Class 1(r) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Award and authorize the Director of Public Works to execute an Agreement with Nadel Architects, Inc., to provide programming and architect/engineer services for the Bob Hope Patriotic Hall General Refurbishment project for a \$165,000 not-to-exceed fee funded by net County cost and to establish the effective date following Board approval.
3. Approve a preliminary cost estimate of \$43,000,000 for the refurbishment of the Patriotic Hall and construction of an adjacent, 400-space parking structure.
4. Approve the enclosed appropriation adjustment to transfer \$40,200,000 from the Capital Project/Extraordinary Maintenance Designation to Capital Project (C.P.) 86491 in the 2006-07 Capital Projects/Refurbishments Budget.

5. Approve the temporary suspension of operations and relocation of the Department of Military and Veterans Affairs (DMVA) and other tenant veterans organizations from the Patriotic Hall to County-owned office space located at 2615 South Grand Avenue in Los Angeles.
6. Approve and authorize the CAO to execute gratis license Agreements for all the tenant veterans' organizations that will be temporarily relocated to the County-owned space at 2615 South Grand Avenue and find that the issuance of these licenses are categorically exempt from the California Environmental Quality Act.
7. Affirm that the DMVA and the veterans organizations that currently operate from the Patriotic Hall will return to the Bob Hope Patriotic Hall upon completion of refurbishment and construction activities.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow the County to initiate design activities for the refurbishment of the Patriotic Hall and the temporary relocation of the DMVA and other veterans organizations currently occupying the Patriotic Hall to County-owned space at 2615 South Grand Avenue in Los Angeles. The recommended actions also provide authority to the CAO to enter into license Agreements with each veterans organization for the use of the County space on a gratis basis. This will ensure that these organizations agree to indemnify the County from liability and provide general liability insurance naming the County as an additional insured.

The Patriotic Hall currently houses the DMVA headquarters, as well as various veteran affiliated groups that provide vital support services to veterans in Los Angeles County. Such services include individual counseling and the advocacy and coordination of one-time and ongoing educational, medical, housing, transitional, and other assistance grants and benefits.

The 10-story, 115,000-square-foot Patriotic Hall was built in 1926 and is eligible for the National Register of Historic Places. By virtue of its eligibility for the national register, the Patriotic Hall has also been placed on the State's Register of Historical Resources. The building, however, has deteriorated to a level of obsolescence that can no longer be addressed through ongoing maintenance efforts. The primary points of failure involve the building's mechanical, electrical, heating, cooling, ventilation, plumbing, fire suppression, and telecommunication systems. In addition, the Patriotic Hall's existing surface parking lot offers only 100 spaces, which severely limits its ongoing use and occupancy.

In order to address these issues and extend the life cycle of the Patriotic Hall, the proposed project will refurbish or replace the building's systems, remove hazardous materials, comply with Americans with Disabilities Act accessibility requirements, reinforce certain structural elements, and replace or renovate certain interior floors and finishes. Given the Patriotic Hall's historic status, special attention will be directed toward the proper cataloging and preservation of any historic artifacts and building elements during refurbishment activities. The proposed project also includes the design and construction of a 400-space parking structure on the site of the Patriotic Hall's existing surface parking lot to meet the requirements of the building's users to provide greater programming flexibility and opportunities. The CAO is directing a study to identify appropriate and economically feasible programming opportunities that could complement the activities of the DMVA and other tenant veterans' organizations.

It is anticipated that design activities and refurbishment of the Patriotic Hall and construction of the parking structure can be accomplished in 38 to 46 months. Final plans for refurbishment of the Patriotic Hall and a refined cost estimate will be completed in late 2007 and presented to your Board for approval at that time. The CAO will also present recommendations regarding applicable Civic Art fees at that time.

We are currently anticipating that refurbishment activities should be completed in the winter of 2009. With respect to the proposed parking structure, Public Works is preparing recommendations to deliver the structure through a design-build approach for consideration by your Board in the near future. It is anticipated that utilization of such a model will better control construction costs and enable the parking structure to be completed by the end of 2009.

To meet this aggressive schedule, it is recommended that DMVA staff and other tenant organizations be temporarily relocated to County-owned space at 2615 South Grand Avenue in Los Angeles. The CAO has been working with DMVA to develop and finalize relocation plans and upon your Board's approval, is prepared to commence relocation activities. DMVA staff and tenant veterans organizations will return to the Patriotic Hall upon completion of refurbishment and construction activities.

Once the relocation activities are complete, the building will only be accessible to the project management team and the consultants assigned to this project. The building will also be monitored by full-time security guards to ensure the protection of the building and its valuable contents during the programming and design phase.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Organizational Effectiveness as they will enhance operations and provide better service to the community.

FISCAL IMPACT/FINANCING

The proposed refurbishment project is currently estimated to cost \$35,000,000, including relocation costs, design phase, and refurbishment costs. The proposed parking structure is currently estimated to cost \$8,000,000, resulting in an overall project cost estimate of \$43,000,000. A detailed cost estimate will be presented to your Board for approval at the completion of the design phase.

The recommended Agreement with Nadel Architects is for a \$165,000 not-to-exceed fee. Sufficient funds are available in the Fiscal Year 2006-07 Capital Projects/Refurbishments Budget (C.P. 86491) to fund the proposed Agreement.

Approving the enclosed appropriation adjustment will transfer \$40,200,000 from the Capital Project/Extraordinary Maintenance Designation to the Capital Projects/Refurbishments Budget (C.P. 86491) to complete funding of the currently estimate project cost.

Any funds determined not to be necessary to complete the project based on the final project cost estimate to be presented to your Board upon completion of design activities will be returned to the Capital Project/Extraordinary Maintenance Designation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, Nadel Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

Nadel Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

Awarding the Agreement to Nadel Architects and temporarily relocating the building's occupants during the refurbishment project will have no environmental impact. The building will continue to be accessed daily by the project management team, and the assigned consultants, and will be guarded 24 hours a day by contracted security guards; therefore, it can be seen with certainty that there will be no significant environmental impact arising from such temporary relocation. Additionally, the temporary relocation of tenants to alternative County-owned space is categorically exempt under Class 1 of the State CEQA Guidelines and Class 1(r) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. The CAO will return to your Board with appropriate environmental documentation and findings prior to commencement of refurbishment or construction activities.

CONTRACTING PROCESS

On March 29, 2005, the Architectural Evaluation Board (AEB) recommended 12 firms to be considered for performing the professional services for this project. On October 18, 2005, technical proposals for services were requested from these firms and two firms submitted proposals for evaluation. The proposals were evaluated by a panel of members from the CAO and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of work requirements. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Nadel Architects was found to be the best qualified to perform these services.

On February 3, 1998, your Board requested that Contract opportunities be listed on the Doing Business with Us website. However, this Contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from the website information.

As requested by your Board on January 29, 2002, the Request for Proposal included a Cost of Living Adjustment Provision. This Contract includes the required COLA language and complies with County policy.

Nadel Architects agreed to provide the services for a \$165,000 total not-to-exceed fee. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

The Honorable Board of Supervisors
September 20, 2006
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Public Works has evaluated and determined that County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended Agreement as this Agreement is for non-Proposition A services.

Nadel Architects' Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works Contracts.

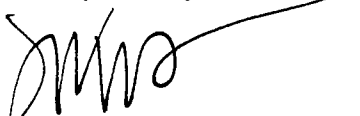
IMPACT ON CURRENT SERVICES (OR PROJECTS)


Relocating of veterans services to the County's complex at 2615 South Grand Avenue in Los Angeles will minimize the disruption to such services due to refurbishment and construction activities.


CONCLUSION

Please return one adopted copy of this letter to Public Works, CAO (Capital Projects Division), and DMVA.

Respectfully submitted,


for DONALD L. WOLFE
Director of Public Works


DAVID E. JANSSEN
Chief Administrative Officer


JOSEPH N. SMITH, Director
Military and Veterans Affairs

BG:ma

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cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENTDEPT'S.
No.

DEPARTMENT OF CHIEF ADMINISTRATIVE OFFICE

SEPT. 26, 19 2006

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

4 - VOTE MATTER

F.Y. 2006-07

PLEASE SEE ATTACHED

JUSTIFICATION: ADJUSTMENT IS NECESSARY TO INCREASE APPROPRIATION TO FUND THE
BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT CP NO. 86491

DAVID JAN TAKATA, ASSISTANT DIVISION CHIEF

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR—

ACTION

APPROVED AS REQUESTED

AS REVISED

RECOMMENDATION

AUDITOR-CONTROLLER

BY

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

19

No.

032

Sept. 20

2006

BY

DEPUTY COUNTY CLERK

SEND 5 COPIES TO THE AUDITOR-CONTROLLER

**BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
AWARD AGREEMENT
APPROVE APPROPRIATION ADJUSTMENT
SPECS. 6801; C.P. 86491
SUPERVISORIAL DISTRICT 1
(First District, 4-Vote Matter)**

Financial Sources:

Capital Projects/Refurbishments
Department of Military & Veteran Affairs
Bob Hope Patriotic Hall General Refurb
Designation for CP/Extraordinary Maintenance
A01 – 3077
\$40,200,000 Decrease Appropriation

Financial Uses:

Capital Projects/Refurbishments
Department of Military & Veteran Affairs
Bob Hope Patriotic Hall General Rfurb
Fixed Assets-Building & Improvements
A01 – CP – 86491 - 601~~8~~ 4
\$40,200,000 Increase Appropriation